

COYOTE VALLEY SPECIFIC PLAN

Property Owner Meeting CVSP Plan Refinement



January 31, 2008

What are CVSP Refinements?

Purpose of Discussion: To obtain comments on CVSP Plan Refinements

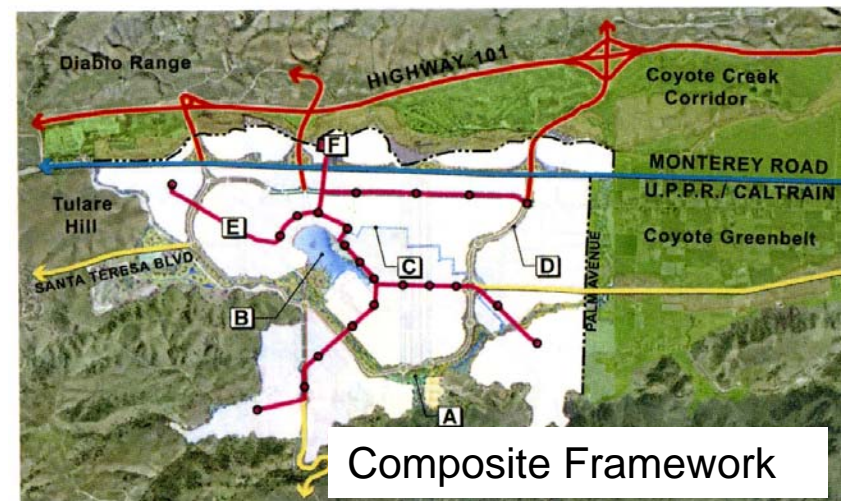
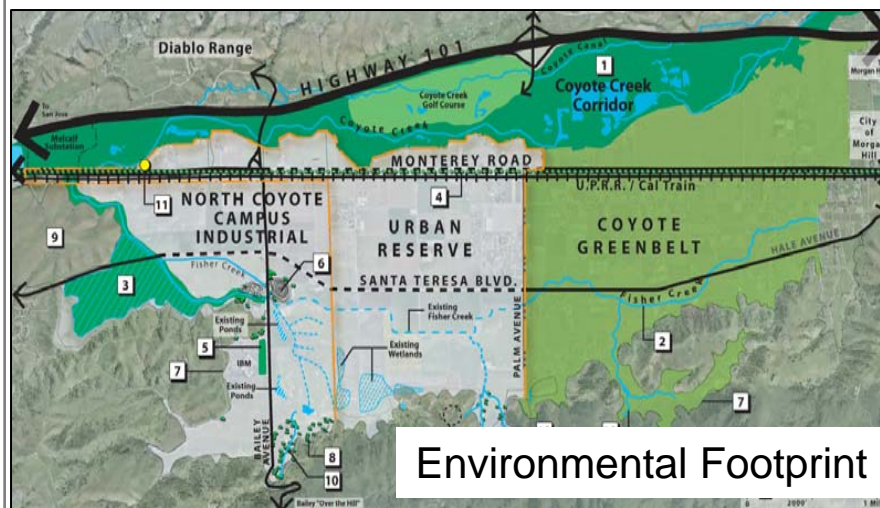
- **Plan refinements are revisions to the CVSP that**
 - **address Environmental Impact Report comments**
 - **respond to public input**
 - **ensure that the Plan can be implemented**
- **Plan refinements must be completed prior to revising the EIR and updating the Financial Analysis**



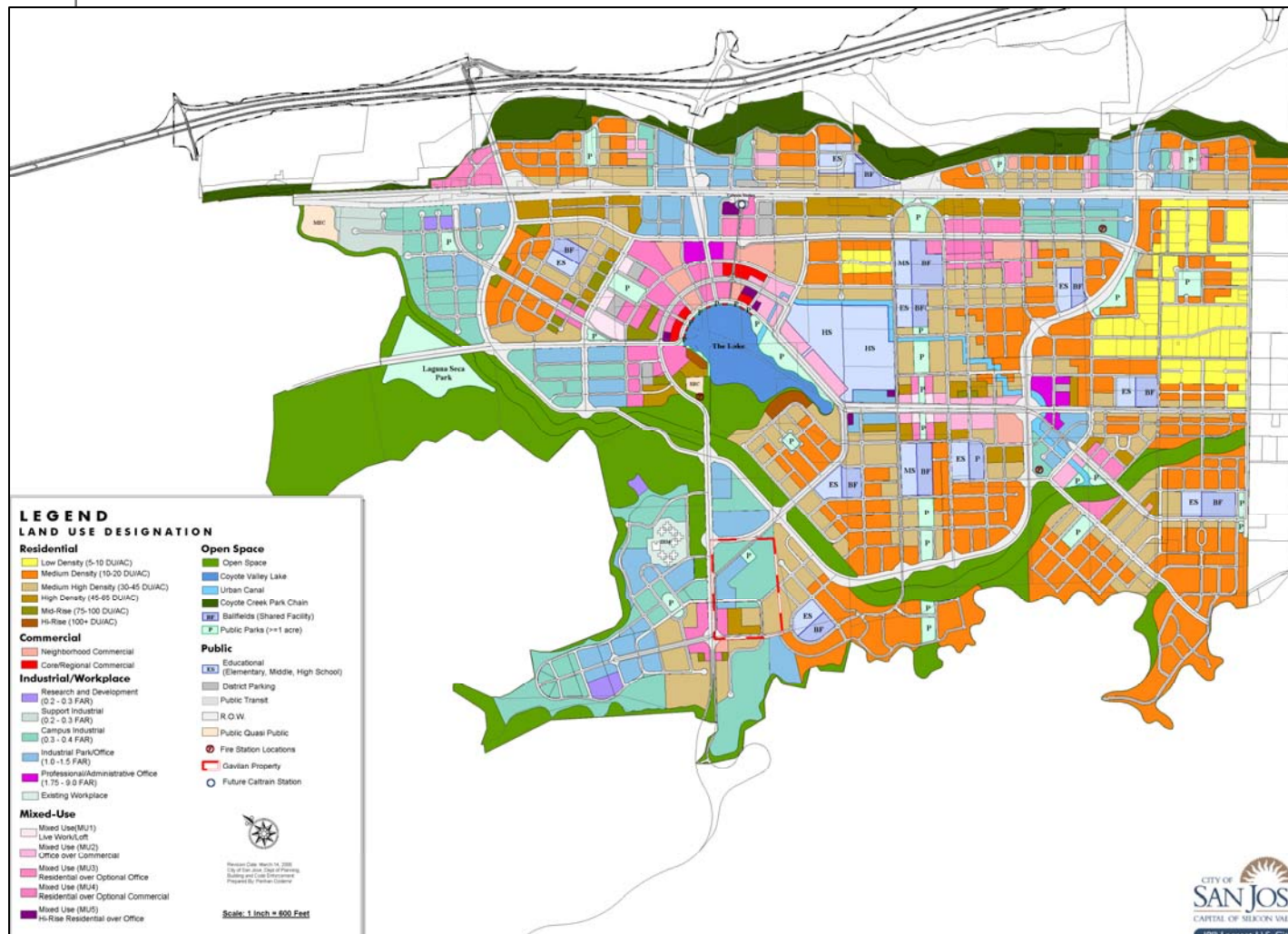
Plan Refinement Criteria

Staff and consultants will ensure that Plan Refinements meet the same criteria used in the development of the CVSP:

- **Meet the City Council Vision and Expected Outcomes**
- **Respect the CVSP Guiding Principles**
- **Maintain the Key Elements of CVSP**



CVSP Land Use Plan



Key Elements of CVSP:

- Environmental Footprint
- Composite Infrastructure Elements
- Physical Form (axial streets, grid and block size)
- Urbanization & land use mix (CORE, gateways and transition at margins)

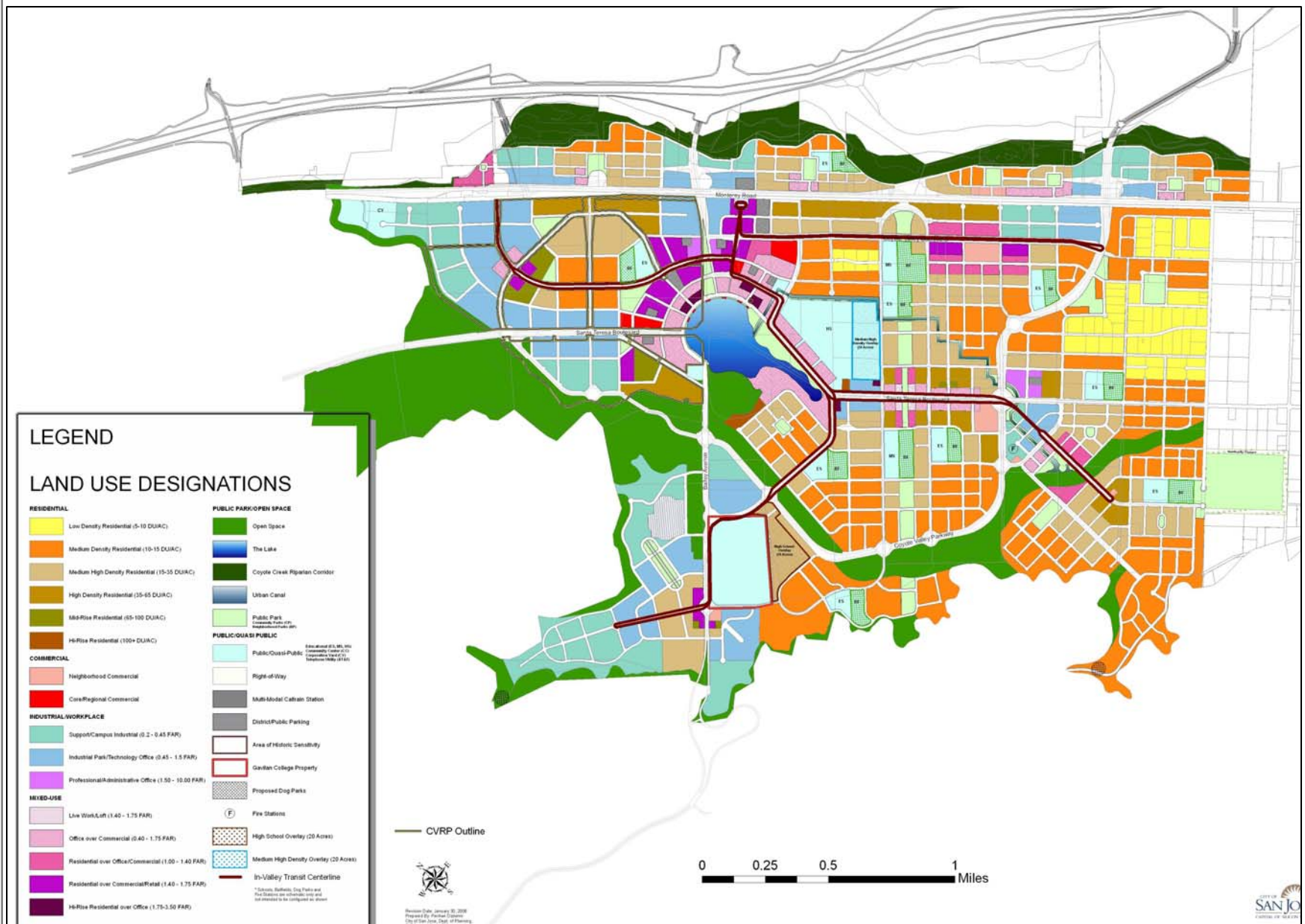


Focus of Plan Refinements:

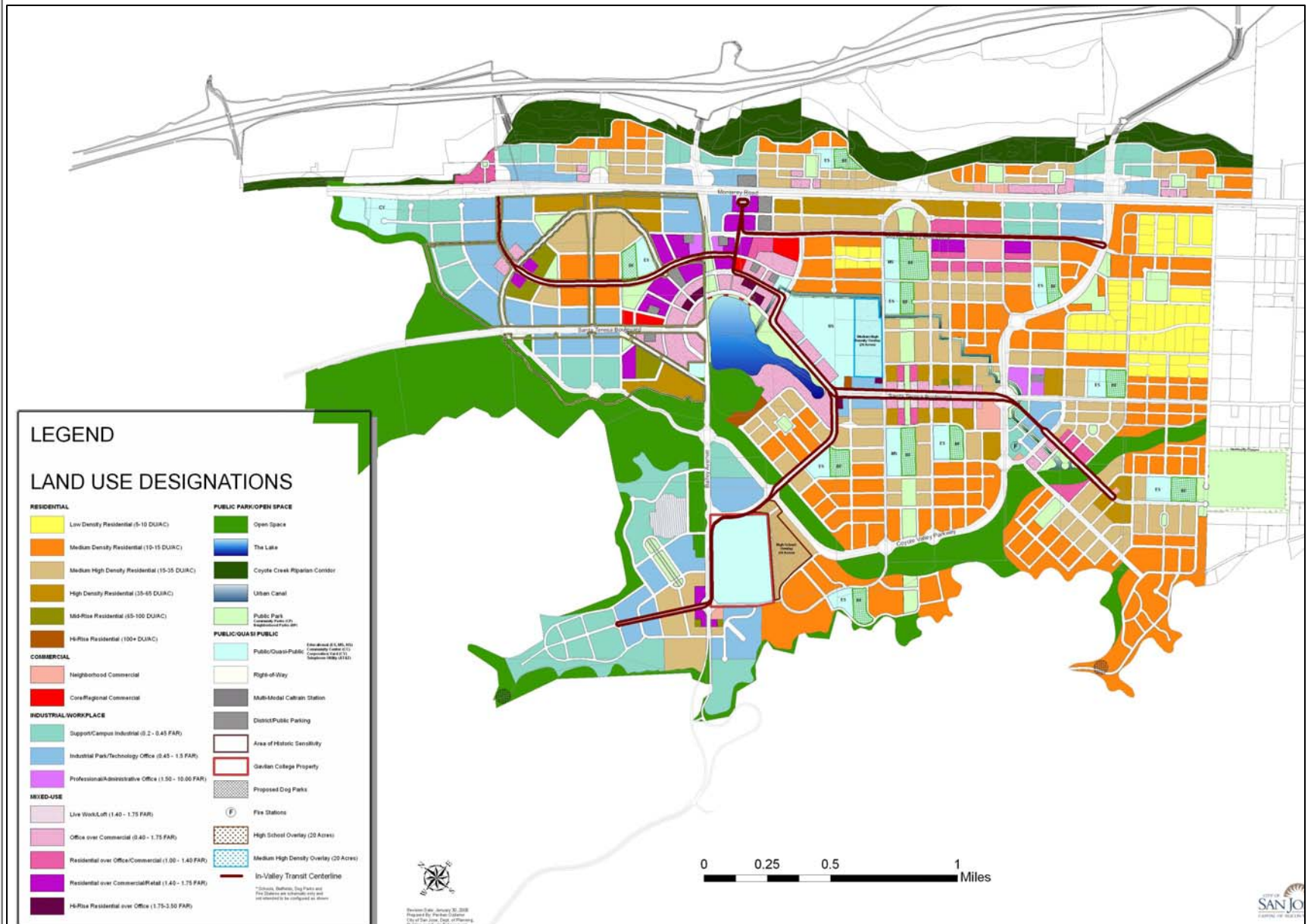
Plan Refinements Focus On:

- **Relocation of ball fields**
- **Addition of high school overlay**
- **Incorporation of entitled streets and associated land use changes**
- **Adjustment to lake location and size**
- **Refinement of land uses and interface along Coyote Creek**

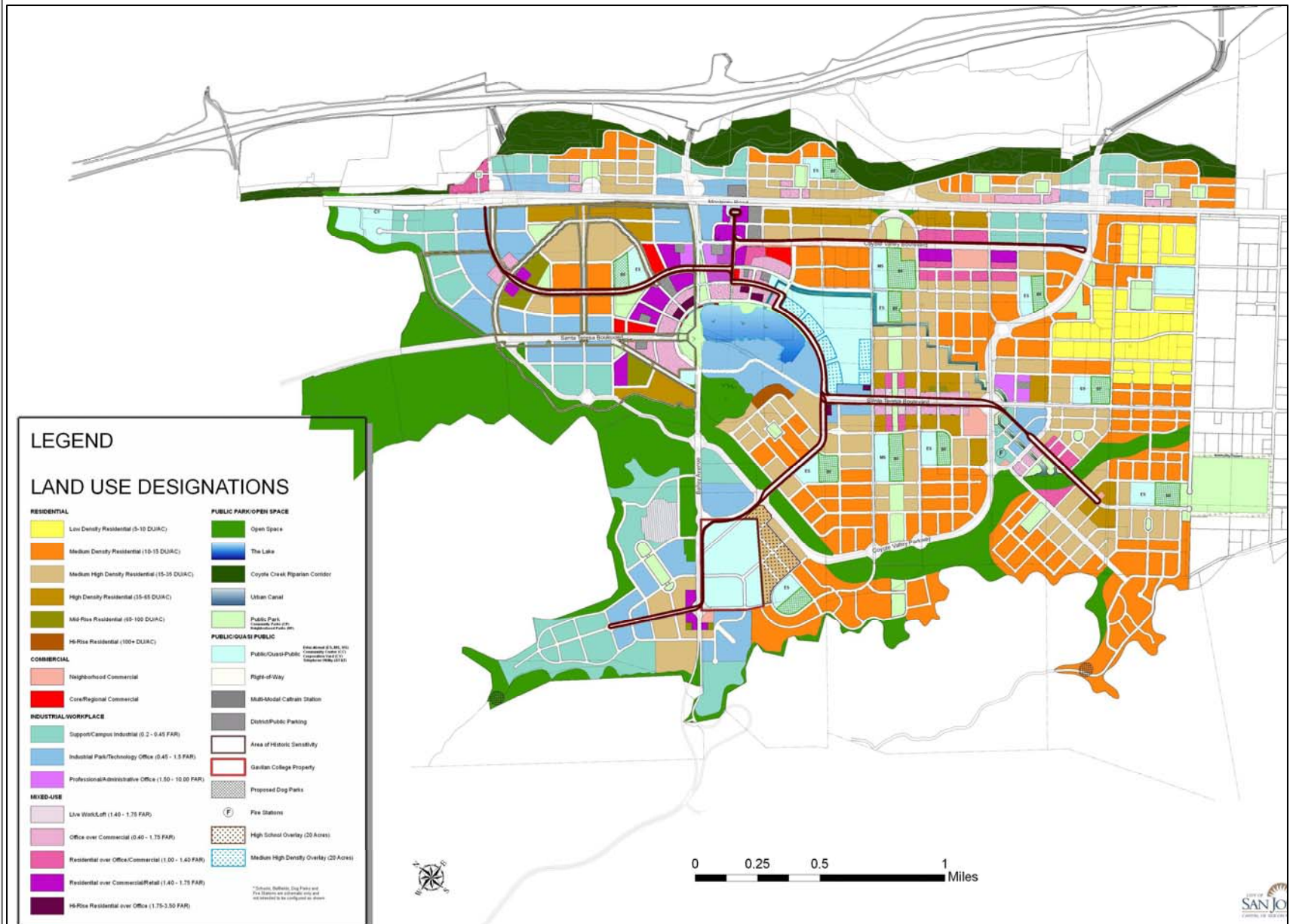
Draft CVSP Plan Refinement Concept #1



Draft CVSP Plan Refinement Concept #2

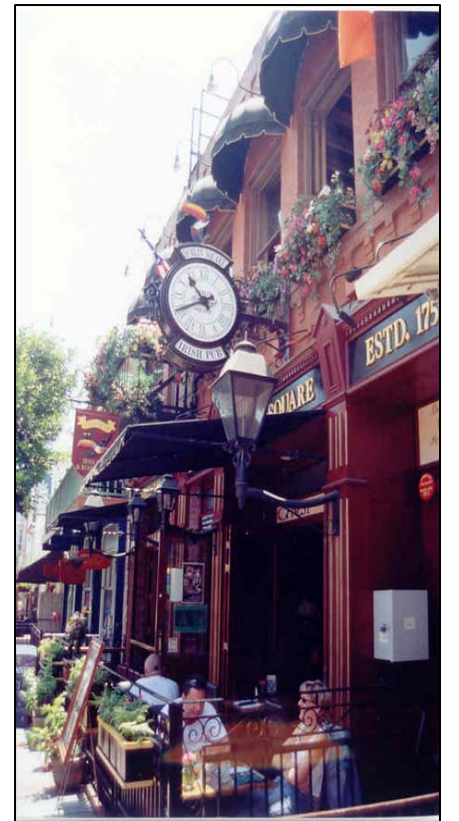


Draft CVSP Plan Refinement Concept #3



CVSP Next Steps

- **Community meeting on February 7, 2008**
- **Task Force meeting on February 11, 2008**
- **Progress Report on Plan Refinement to City Council (March 2008)**
- **Complete cost estimates, financial feasibility, EIR, zoning & CVSP text**
- **Planning Commission and City Council hearings**



Discussion

Comments on the CVSP Plan Refinement Concepts?

